

IN RE: PETITION FOR ZONING VARIANCE
N/S Holly Beach Ave., 400' +/-
SW of the c/l of Henrietta Ave.
(2502 Holly Beach Avenue)
15th Election District
5th Councilmanic District

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 89-43-A

William D. Schmidt, Sr., et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 15 feet on the east side in lieu of the required 50 feet and a front yard setback of 60 feet from the center of the street in lieu of the required 75 feet, for a proposed new dwelling as more particularly described in Petitioner's Exhibit 1.

The Petitioners appeared, testified and were represented by James A. Gede, Esquire. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public provided Petitioners comply with the requirements of the Baltimore County Bureau of Environmental Protection and Resource Management as the property is located within the Chesapeake Bay Critical Areas. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of September, 1988 that the Petition for Zoning Variance to permit a side yard setback of 15 feet on the east side in lieu of the required 50 feet and a front yard setback of 60 feet from the center of the street in lieu of the required 75 feet, for a new dwelling in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioners shall comply with all requirements of the Zoning Plans Advisory Committee, including, but not limited to, the comments submitted by the Department of Environmental Protection and Resource Management dated June 9, 1988, and subsequent comments dated June 14, 1988, attached hereto and made a part hereof.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3333

September 1, 1988

James A. Gede, Esquire
24 W. Pennsylvania Avenue
Townson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
N/S Holly Beach Avenue, 400' +/- SW of the c/l of Henrietta Avenue
(2502 Holly Beach Avenue)
15th Election District - 5th Councilmanic District
William D. Schmidt, Sr., et ux - Petitioners
Case No. 89-43-A

Dear Mr. Gede:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-43-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.3 - To permit a 15 foot sideyard setback (East side) instead of the required 50 feet and frontyard setback of 60 feet from the center of the street instead of the required 75 feet.

The topography of the lot falls from the front to the rear so that the dwelling cannot be located 75 feet from the front property line and Health Department requirements regarding the septic system area prevent the house from being located in the center of the property so as to comply with side yard setbacks.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

JAMES A. GEDE

(Type or Print Name)

Signature

Address

City and State

Name

Address

City and State

Attorney's Telephone No.: 825-0191

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day

of 1988, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that the public hearing be held before the Zoning

Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore

County, on the 24th day of August, 1988, at 2 o'clock

P.M.

(over)

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner

FROM: Mr. Robert W. Sheesley

SUBJECT: William D. & Kathleen Schmidt
Zoning Variance
Case # 429

DATE: June 14, 1988

RECEIVED
JUN 24 1988

ZONING OFFICE

This property is located on Holly Beach Road and is in the Chesapeake Bay Critical Area, classified as Limited Development Area.

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding that projects are consistent with the following goals of the Critical Area Law:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts. [COMAR 14.15.10(1)(2)(3)]

The proposed development will comply with the law provided that the zoning petition is conditioned on compliance with the following requirements:

- 1) Three major deciduous trees or six conifers or six minor deciduous trees are planted and maintained on the lot. A combination of these three tree types is acceptable provided that 3,000 square feet of tree cover is provided. A large deciduous tree is estimated to cover 1,000 square feet and a minor deciduous or conifer 500 square feet.
- 2) Storm water run-off from impervious surfaces associated with this petition should be directed over pervious areas such as lawn to encourage maximum infiltration.

AUG 18 1988

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., July 28, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on July 28, 1988

THE JEFFERSONIAN,

S. Zeke Olson

Publisher

37.50

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 115 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Zoning Variance
Case number 89-43-A
N/S Holly Beach Avenue, 400' +/- SW of c/l of Henrietta Avenue (2502 Holly Beach Avenue)
15th Election District
5th Councilmanic District
Petitioners: William D. Schmidt, Sr., et ux
Hearing Date: Wednesday, August 24, 1988 at 2:00 p.m.
Variance to permit a 15 foot side yard setback (East side) instead of the required 50 feet and a front yard setback of 60 feet from the center of the street instead of the required 75 feet.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any appeal for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
7284 July 28

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1576
Date of Posting: 9/8/88
Posted for: Variance
Petitioner: William D. Schmidt, Esq. et ux
Location of property: N/S Holly Beach Ave., 400' +/- SW of Henrietta Ave.
Location of Sign: 2502 Holly Beach Ave.
Remarks: 780 S.W. 2nd St. as property of Petitioner
Posted by: William D. Schmidt
Date of return: 9/14/88
Number of Signs: 1

Baffis & Associates

ZONING DESCRIPTION

Beginning on the north side of Holly Beach Avenue 40 feet wide, at a distance of 400 feet, more or less southwest from the centerline of Henrietta Avenue. Being Lots 1 and 2, in the subdivision of "Flat No. 1 Holly Beach" recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 4, folio 182. Also, known as 2502 Holly Beach Avenue in the 15th Election District.

Containing 42,572 square feet or 0.977 Acres of land, more or less.



William N. Baffis, P.E.
Md. Reg. No. 11641

Civil Engineers / Land Planners / Surveyors — 1249 Engleberth Road / Baltimore, Maryland 21221 / 301-391-2336

Stamp: BALTIMORE COUNTY, MARYLAND. Text: STAMP PAD INK, ROLL ON, STAMP PAD INK, ROLL ON, STAMP PAD INK, ROLL ON. Back, Red, Blue, Yellow and Green.

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitioner for Zoning Variance:
Case Number: 89-43-A
NS Holly Beach Avenue, 400' plus 15' front yard setback, 15th Election District - 5th Councilmanic District - 5th Councilmanic District

Petitioner(s): William D. Schmidt, Sr. et ux

HEARING SCHEDULED: WEDNESDAY, AUGUST 24, 1988 at 2:00 P.M.

Variance to permit a 15 foot side yard setback (east side) instead of the required 50 feet and a front yard setback of 60 feet from the center of the street instead of the required 75 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
Zoning Commissioner
Baltimore County

The Times

Middle River, Md., July 28 1988

This is to certify that the annexed was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the 28th day of July, 1988.

John P. [Signature]
Publisher

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

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NS Holly Beach Avenue, 400' plus 15' front yard setback, 15th Election District - 5th Councilmanic District - 5th Councilmanic District

Petitioner(s): William D. Schmidt, Sr. et ux

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In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: William D. Schmidt, Sr., et ux
James A. Gode, Esq.
File

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 8th day of June, 1988.

J. Robert Haines
Zoning Commissioner

Petitioner: William D. Schmidt, Sr., et ux
Petitioner's Attorney: [Signature]
Accepted by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

Mr. & Mrs. William D. Schmidt, Sr.
2502 Holly Beach Avenue
Baltimore, Maryland 21221

Re: Petition for Zoning Variance
CASE NUMBER: 89-43-A
NS Holly Beach Avenue, 400' plus 15' front yard setback, 15th Election District - 5th Councilmanic District - 5th Councilmanic District

Petitioner(s): William D. Schmidt, Sr. et ux

HEARING SCHEDULED: WEDNESDAY, AUGUST 24, 1988 at 2:00 P.M.

Dear Mr. & Mrs. Schmidt:

Please be advised that \$77.25 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 8/14/88 ACCOUNT: 01-615

AMOUNT: \$ 77.25

RECEIVED FROM: [Signature]

FOR: [Signature]

B 8190 *****7725** 8246

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Fire Department
Towson, Maryland 21204-2536
494-4300

Paul H. Heinke
Chief

June 7, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Schmidt, et ux

Location: NS Holly Beach Avenue, 400' + - SW of c/l of Henrietta Avenue, #2502 Holly Beach Avenue

Item No.: 429 Zoning Agenda: Meeting of 6/7/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- (x) 3. The vehicle dead end condition shown at 300' standard tee-turnaround required.
- EXCEEDS the maximum allowed by the Fire Department.
- (x) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] 6-3-88 Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division
* Holly Beach Avenue shall be extended and road shall be paved with a hard surface to county standard design manual.

/j1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 17, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. William D. Schmidt, Sr.
2502 Holly Beach Road
Baltimore, Maryland 21221

RE: Item No. 429 - Case No. 89-43-A
Petitioner: William D. Schmidt, Sr., et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Schmidt:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:d

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner

DATE: June 14, 1988

FROM: Mr. Robert W. Sheesley

SUBJECT: William D. & Kathleen Schmidt
Zoning Variance
Item # 429

RECEIVED
JUN 24 1988
ZONING OFFICE

This property is located on Holly Beach Road and is in the Chesapeake Bay Critical Area, classified as Limited Development Area.

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding that projects are consistent with the following goals of the Critical Area Law:

- 1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- 2. Conserve fish, wildlife and plant habitat; and
- 3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts. [COMAR 14.15.10(1)(2)(3)]

The proposed development will comply with the law provided that the zoning petition is conditioned on compliance with the following requirements:

- 1) Three major deciduous trees or six conifers or six minor deciduous trees are planted and maintained on the lot. A combination of these three tree types is acceptable provided that 3,000 square feet of tree cover is provided. A large deciduous tree is estimated to cover 1,000 square feet and a minor deciduous or conifer 500 square feet.
- 2) Storm water run-off from impervious surfaces associated with this petition should be directed over pervious areas such as lawn to encourage maximum infiltration.

AUG. 1 8 1988

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3334



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 421, 422, 423, 424, 425, 426, 427, 428, 429 and 430.

Very truly yours,

Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RF/pml-b

Memo to Mr. J. Robert Haines
June 14, 1988
Page Two

Please contact Mr. David C. Flowers at 494-3980 if you have any questions.

Robert W. Sheesley, Director/
Department of Environmental Protection
and Resource Management

RWS:DCP:tjs

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner
 FROM: P. David Fields, Director, Office of Planning and Zoning
 SUBJECT: Zoning Petitions #89-35-A, 89-37-A, 89-38-A, 89-39-A, 89-40-A, 89-42-A, 89-43-A, 89-44-A, 89-47-A, 89-48-A, 89-49-A, 89-50-A, 89-54-A

There are no comprehensive planning factors requiring comment of the subject petitions.

P. David Fields per J. Haines
 P. David Fields, Director
 Office of Planning and Zoning

PDF/jat
 cc: Shirley Hess, People's Counsel
 J. G. Howell
 Zoning File

RECEIVED
 JUL 12 1988

ZONING OFFICE

James A. Gole, Esq.
 7-12-88

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

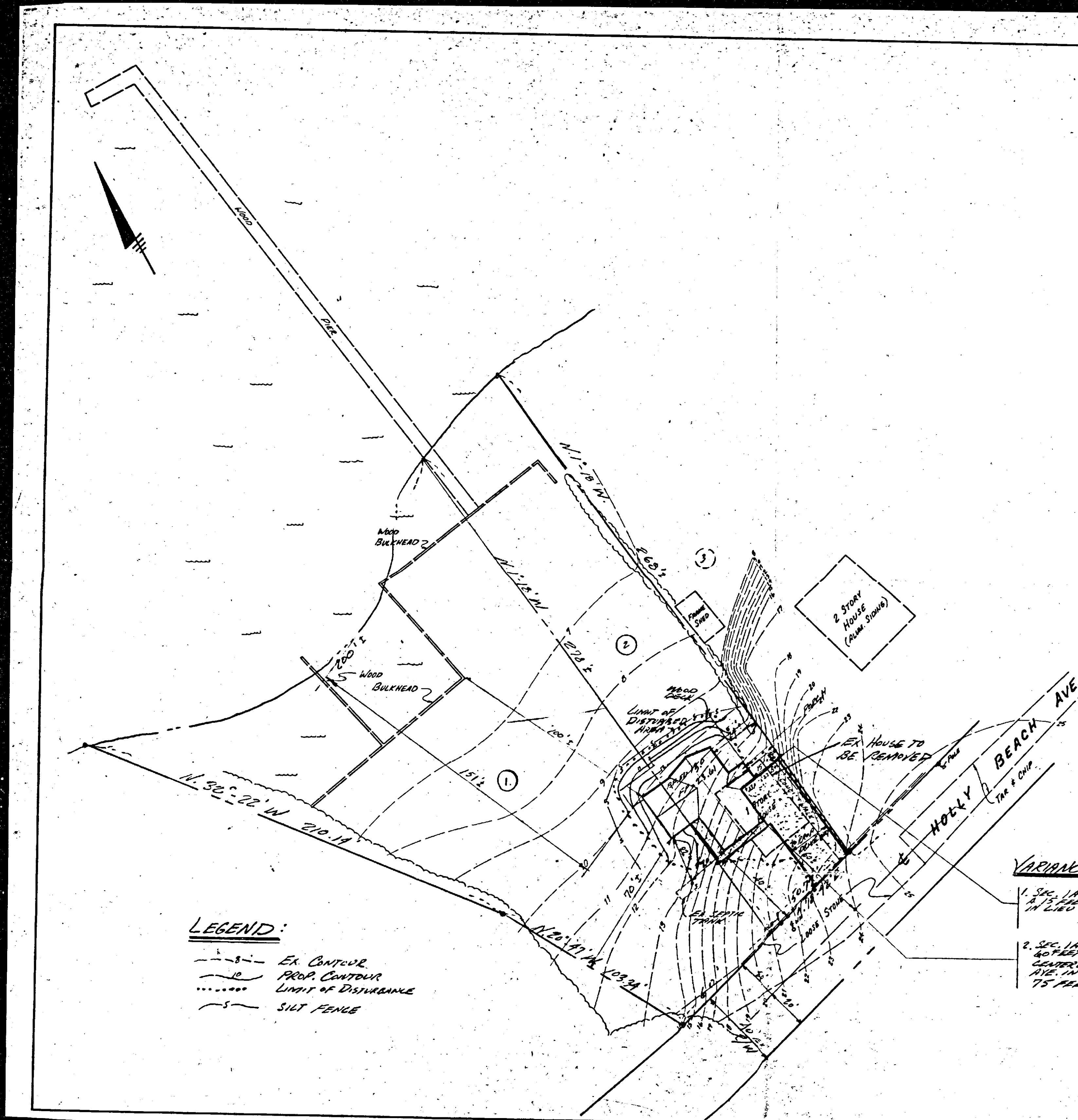
Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204
 Zoning Item # 429, Zoning Advisory Committee Meeting of June 7, 1988
 Property Owner: Schmidt, et al
 Location: NIS Holly Beach Ave. District 15
 Water Supply: private Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation before work begins.
- () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovation to existing or construction of new health care facilities, complete plans and specifications of the building, food service use and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
- () Soil percolation tests, have been _____, must be _____ conducted.
- () The results are valid until _____.
- () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until () is not acceptable and must be repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

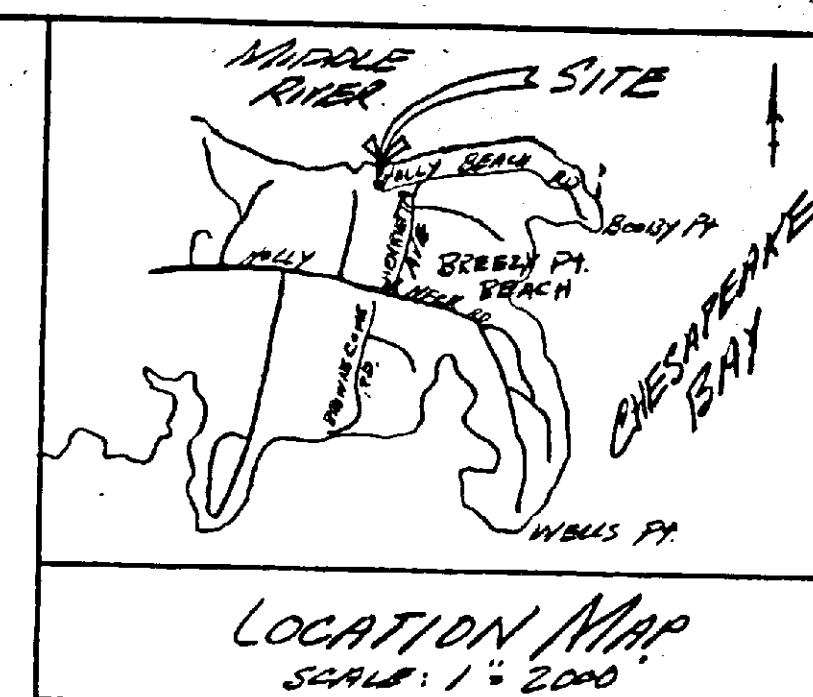
Others: Preliminary soil evaluations have been conducted on this property by a representative of this office.
 A building permit to construct new home at proposed location will not be approved by this office until such time that an approved sewage disposal area is established in accordance with this office's minimum requirements.

J. G. Howell
 BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT



LEGEND:
 - - - EX. CONTOUR
 - - - PROP. CONTOUR
 - - - LIMIT OF DISTURBANCE
 - - - SILENT FENCE

VARIANCE NOTES:
 1. SEC. 1004.3.8.3 TO ALIGN A 40' WIDE DRIVEWAY WITH THE CENTERLINE OF HOLLY BEACH AVE. IN LIEU OF REQUIRED 50 FEET.
 2. SEC. 1004.3.8.3 TO ALIGN A 40' WIDE DRIVEWAY WITH THE CENTERLINE OF HOLLY BEACH AVE. IN LIEU OF REQUIRED 50 FEET.



GENERAL NOTES:

1. OWNER: WILLIAM D. & KATHLEEN SCHMIDT
 146 E. MILES AVE. RD
 TOWSON, MD. 21204
2. TAX ACCOUNT NO. 15-19-072680
3. DISTRICT 15TH, ZONED RC-5
4. SUBDIVISION: PLAT NO. 1
 HOLLY BEACH
 LOT 1, 2, 3
 M.C. #4/PLU 182
5. DEED: 6959/304
6. EX. PUBLIC WATER IN HOLLY BEACH AVE
 PRIVATE SEPTIC FIELD
7. TOTAL DISTURBED AREA = 4,917 SF
8. SITE WITHIN CRITICAL AREA:
 LIMITED DEVELOPMENT AREA
 LOT AREA = 42,572 SF ± OR 0.977 AC.
 IMPERVIOUS SURFACE = 2,816 SF
 PERMEABLE SURFACE = 39,756 SF ± 0.061% < 15%

PETITIONER'S EXHIBIT 1

Baffis & Associates Civil Engineers / Land Planners / Surveyors 1249 Englebert Rd., Baltimore, MD 21221	
PLAT TO ACCOMPANY PETITION FOR VARIANCES FOR PROPOSED HOUSE LOCATED @ 2502 HOLLY BEACH AVE.	
SCALE 1" = 30'	JOB ORDER NO.
DATE 7/25/88	DATE
NO. REVISIONS DATE	

